

## Saratoga County Auction of Tax Delinquent Properties

March 15, 2016 at 6:00 pm

Registration Starts at 5:00 pm

### TERMS AND CONDITIONS OF SALE

Each of the premises described in the notice of sale will be sold by the Saratoga County Board of Supervisors at 50 West High Street, Building #5, Ballston Spa, New York, at public auction on March 15, 2016 at 6:00 p.m. upon the following Terms and Conditions.

- 1) **Saratoga County makes no representation as to the condition or the validity of its title to the parcels offered for sale. The County will convey title by Quit Claim Deed. The County makes no representation as to the condition, zoning, improvements or exact location of any parcel or any easements or other encumbrances to which any parcel may be subject. Any information provided by any County employee is subject to this disclaimer.**

The Auction is: **Buyer Beware\***

- 2) Each parcel will be sold to the highest bidder. Each sale is subject to the approval of the Saratoga County Board of Supervisors.
- 3) At the auction, successful bidders will be required to pay 10% of their bid but not less than \$200.00. We will accept cash or a good personal check. Credit cards/debit cards will not be accepted. Failure by a successful bidder to present valid payment of the required deposit on the date of the auction will result in the bidder being prohibited from bidding until the later of the subsequent four (4) county property auctions or until the bidder reimburses the County for any bank fees incurred by the County as a result of bidder's invalid payment, plus the amount of bidder's required deposit. **The County will not accept any tender of payment of the bidder's deposit after the date of the auction.** The balance, if any, must be remitted within thirty days after approval of the sale by the Board of Supervisors to:

Saratoga County Treasurer ♦ 40 McMaster Street - Building # 1 ♦ Ballston Spa NY 12020

**Failure to pay such balance when due will result in the forfeiture of the deposit.** The property will then be offered to the underbidder, who will then be subject to all terms and conditions of sale applicable to a successful bidder. If there is no underbidder on the parcel, the County Treasurer shall have the discretion to extend the deadline for payment of the balance due by up to thirty (30) days.

- 4) You have no legal right to enter or step on the premises until you have title to the property (a deed has been filed from the County to you).
- 5) Any person, entity, or entity owned in whole or in part by a person, who is delinquent in the payment of real estate taxes on any other property in Saratoga County, is prohibited from being a successful bidder at auction unless such unpaid taxes are paid with certified funds by no later than two business days after the auction. If said unpaid taxes are not paid, the bidder's bid may be rejected and the bidder's deposit forfeited.
- 6) The former owner of a parcel may not bid on that parcel. Each successful bidder will be required to certify that he is not acting on behalf of the former owner. If a purchaser is found to have falsely certified in this regard, the property will remain subject to unpaid taxes in excess of the purchase price, if any. A successful bidder is prohibited from assigning their rights as the successful bidder to the former owner(s) or to any entity in which the former owner(s) has/have an interest.
- 7) Auction parcels are conveyed ***SUBJECT TO ALL TAXES, CHARGES, FEES, INTEREST & PENALTIES, ETC. LEVIED ON OR AFTER June 1, 2015.*** This includes 2015/2016 school taxes, 2016 town & county taxes, 2015/2016 village taxes and relieved water & sewer taxes, if any. **These taxes will be the responsibility of the purchaser.**
- 8) Personal property, if any found on the premises, belongs to the previous owner and is not part of your purchase. It shall be your obligation to notify and provide the previous owner with an opportunity to remove personal property from the premises.
- 9) Parcels sold at auction are subject to the following additional charges:
  - a) Reimbursement of County's administrative costs - \$70
  - b) Recording the deed to the purchaser – either \$180 or \$305, depending on the type of property.
  - c) Advertising charges:
    - \$25 for bids up to \$500
    - \$50 for bids over \$500, up to \$1,000
    - \$75 for bids over \$1,000, up to \$5,000
    - \$100 for bids over \$5,000, up to \$10,000
    - \$125 for bids over \$10,000
- 10) The County shall not be liable or responsible to any successful bidder for any delay in conveying a parcel to the successful bidder caused by a court ordered stay or a stay imposed by federal or state law and/or regulation.

**[www.saratogacountyny.gov](http://www.saratogacountyny.gov)**

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**INFORMATION FOR BIDDERS**

Each sale is subject to the approval of the Saratoga County Board of Supervisors. The Board of Supervisors will consider the approval of auction sales at its regular meeting on April 19, 2016.

Failure by a successful bidder to present valid payment of the required deposit on the date of the auction will result in the bidder being prohibited from bidding until the later of the subsequent four (4) county property auctions or until the bidder reimburses the County for any bank fees incurred by the County as a result of bidder's invalid payment, plus the amount of bidder's required deposit. **The County will not accept any tender of payment of the bidder's deposit after the date of the auction.** Credit cards/debit cards will not be accepted.

Parcels may be removed from the auction list at any time before the start of the auction. Two or more parcels may be offered for sale as a unit.

Bidders should thoroughly investigate the parcels on which they bid. For example, bidders should investigate:

- a. the status of the title and description of the property;
- b. the existence of any liens, encumbrances or easements affecting the property;
- c. the effect, if any, of any local laws, ordinances, Adirondack Park Agency or Department of Environmental Conservation, Army Corps of Engineers regulations and/or other legal restrictions or conditions which may affect the premises, such as:
  1. zoning;
  2. subdivision regulations;
  3. sewerage or the presence of any possible toxic or harmful wastes;
  4. water;
  5. any and all other matters pertaining to public health;
  6. presence of wetlands;
- d. Such other matters as the prospective purchaser or his or her agent deems appropriate.

**Bidders should view the parcels to determine the nature and use of the parcel.**

The auction lists of these parcels are available February 19, 2016 for examination at the following locations and online at [www.saratogacountyny.gov](http://www.saratogacountyny.gov) . Tax maps and auction lists will be available at the Saratoga County Treasurer and Real Property Tax Services Agency.

<b>Moreau Town Hall</b> 351 Reynolds Road Moreau 792-1030	<b>Clifton Park–Halfmoon Library</b> 475 Moe Road Clifton Park 371-8622	<b>Saratoga County Treasurer</b> 40 McMaster Street - Bldg #1 Ballston Spa 884-4724
<b>Corinth Free Library</b> 89 Main Street Corinth 654-6913	<b>Edinburg Town Hall</b> 45 Military Road Edinburg 863-2034	<b>Stillwater Town Hall</b> 881 Hudson Avenue Stillwater 664-6148
<b>Saratoga County Real Property Tax Services Agency</b> 35 West High Street - Bldg #2 Ballston Spa 885-2219		

Terms and Conditions of Sale are available at ALL locations listed above and also at the website below:

**[www.saratogacountyny.gov](http://www.saratogacountyny.gov)**